



HUNTERS®
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Kipling Drive, Blackpool | Price £149,950
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Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

****WELL PRESENTED SEMI DETACHED HOUSE WITH NO ONWARD CHAIN INVOLVED** Well Presented Semi Detached House in a Convenient Location, Close to the M55, Stanley Park & Victoria Hospital comprising Entrance Porch, Hallway, Lounge, Dining Room, Kitchen, Landing, 3 Bedrooms, Bathroom and Separate WC, Enclosed Rear Garden, No Onward Chain Involved, Council Tax Band B**

Entrance Porch
Double glazed double entrance doors, tiled floor

Hallway
Stairs to first floor landing with under stairs storage cupboard, dado rail, radiator

Lounge
11'1 x 10'10
Double glazed walk in bay window to front, radiator, decorative cornice style ceiling, gas fire set in feature surround, open to Dining Room

Dining Room
10'6 x 11'8
Double glazed window to rear, radiator, chimney breast, open to Lounge

Kitchen
5'11 x 12'7
Fitted with a matching range of base and wall units with round edge worktops, 1 & 1/2 bowl stainless steel sink with mixer taps & tiled splashbacks, electric oven, ceramic hob with extractor hood over, space for fridge freezer, double glazed windows to side & rear, tiled floor, plumbing for washing machine, double glazed door to side

Landing
Double glazed window to side, decorative cornice style ceiling, dado rail, loft access

Bedroom 1
13'1 x 10'5
Double glazed walk in bay window to front, radiator, chimney breast, decorative cornice style ceiling

Bedroom 2
11'7 x 9'9
Double glazed window to rear, radiator, fitted wardrobes

Bedroom 3
6'2 x 6'7

Bathroom
6'9 x 4'11
Fitted 2 piece bathroom suite comprising panelled bath, pedestal wash hand basin, tiled walls, double glazed window to rear

Separate WC
Low level wc, double glazed window to side

Outside
Enclosed rear garden, decking area, lawn with well stocked borders, shared driveway to side

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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